



(A real estate investment trust constituted on 7 September 2018
under the laws of the Republic of Singapore)
(Managed by Prime US REIT Management Pte. Ltd.)

ANNUAL GENERAL MEETING TO BE HELD ON 26 APRIL 2023

1. Prime US REIT Management Pte. Ltd., as manager of Prime US REIT ("**PRIME**", and the manager of PRIME, the "**Manager**"), refers to:
 - (a) the Notice of Annual General Meeting ("**AGM**") dated 4 April 2023 on PRIME's AGM for the financial year ended 31 December 2022 ("**FY2022**");
 - (b) the COVID-19 (Temporary Measures) Act 2020 which enables the Minister for Law by order to prescribe alternative arrangements for listed entities in Singapore to convene, hold or conduct general meetings;
 - (c) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the "**Order**") which sets out the alternative arrangements in respect of, *inter alia*, general meetings of real estate investment trusts; and
 - (d) the Joint Statement by Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation of 13 April 2020 (and subsequently updated on 27 April 2020, 22 June 2020, 1 October 2020 and 4 February 2022), read together with the FAQs on "The Holding of General Meetings" issued by Singapore Exchange Regulation on 23 May 2022, which provides guidance on the conduct of general meetings amid the evolving COVID-19 situation.
2. **Date, time and conduct of AGM.** The Manager is pleased to announce that pursuant to the Order, its AGM will be convened and be held by way of electronic means, on **Wednesday, 26 April 2023 at 9.00 a.m. (Singapore time)**.

The Manager's Board Chairperson, Professor Annie Koh, will conduct the proceedings of the AGM and together with members of the Board and the senior management of the Manager, will address substantial and relevant questions raised during the AGM which are related to the resolutions to be tabled for approval at the AGM.
3. **Notice of AGM and Proxy Form.** The Notice of AGM and Proxy Form will be sent to unitholders of PRIME ("**Unitholders**") solely by electronic means via publication on SGXNet and PRIME's website at <http://primeusreit.com/>. Printed copies of these documents will not be sent to Unitholders.
4. **No personal attendance at AGM.** The Manager is not providing for physical attendance by Unitholders at the AGM.

The AGM will be conducted virtually. To facilitate unitholder engagement, PRIME will implement real-time electronic voting ("live" voting) and real-time electronic communications ("live" Q&A) at the AGM.
5. **Alternative arrangements for participation at the AGM.** Unitholders may participate at the AGM by:
 - (a) observing and/or listening to the AGM proceedings via the "live" audio-visual webcast and/or the "live" audio-only stream;
 - (b) submission of questions relating to the resolutions to be tabled at the AGM, to the Chairperson of the AGM in advance of the AGM, including addressing of substantial and relevant questions at least 48 hours before the proxy cut-off deadline mentioned in item 6 below;

- (c) submitting text-based questions via an online chat box during the “live” audio-visual webcast of the AGM proceedings;
- (d) appointing a proxy(ies) (other than the Chairperson of the AGM) or the Chairperson of the AGM as proxy to attend and vote on their behalf at the AGM; and
- (e) participating in the “live” voting on the resolutions tabled at the AGM during the “live” audio-visual webcast of the AGM proceedings.

Further details on the alternative arrangements are set out in the subsequent paragraphs of this announcement. Any reference to a time of day is made by reference to Singapore time.

6. **Arrangements for conduct of the AGM.** Unitholders, including SRS investors, or, where applicable, their duly appointed proxy(ies), may participate in the AGM by:
- (a) Observing and/or listening to the AGM proceedings via the “live” audio-visual webcast or the audio-only stream;
 - (b) submitting questions to the Chairperson of the AGM in advance of, or “live” at, the AGM; and/or
 - (c) voting “live” at the AGM (i) themselves; or (ii) through duly appointed proxy(ies)¹.

Arrangements relating to:

- (i) attendance at the AGM by Unitholders, including SRS investors, and (where applicable) duly appointed proxy(ies);
- (ii) submission of questions to the Chairperson of the AGM by Unitholders, including SRS investors, in advance of, or at, the AGM, and addressing of substantial and relevant questions in advance of, or at, the AGM; and
- (iii) voting at the AGM by Unitholders, including SRS investors, or (where applicable) duly appointed proxy(ies),

are set out in the Notice of AGM. In particular, SRS investors who wish to appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM should approach their respective SRS Operators to submit their votes by **5.00 p.m. on Monday, 17 April 2023**, being at least seven working days before the date of the AGM. For the avoidance of doubt, SRS investors will not be able to appoint third party proxy(ies) (i.e. persons other than the Chairman of the AGM) to vote live at the AGM on their behalf.

7. **Persons who hold units through relevant intermediaries: Persons holding Units through relevant intermediaries (as defined in the Notice of AGM), other than SRS investors, and who wish to participate in the AGM** by (i) observing and/or listening to the AGM proceedings via the “live” audio-visual webcast or the “live” audio-only stream; (ii) submitting questions in advance of, or “live” at, the AGM; and/or (iii) voting at the AGM “live” during the “live” audio-visual webcast of the AGM proceedings or by appointing the Chairperson of the AGM as proxy to vote on their behalf at the AGM, **should contact the relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the AGM.**

¹ For avoidance of doubt, SRS investors will not be able to appoint third party proxy(ies) (i.e. persons other than the Chairperson of the AGM) to attend, speak and/or vote at the AGM on their behalf.

8. **Key dates/deadlines.** In summary, the key dates/deadlines which Unitholders should take note of are set out in the table below:

Key Dates	Actions
4 April 2023 (Tuesday)	<p><u>Begin Pre-registration, Submit Questions, Submit Proxy Form</u></p> <p>Unitholders (including SRS investors) may begin to pre-register, submit questions, submit proxy form themselves for the AGM at the pre-registration website at https://investor.primeusreit.com/agm2023.html.</p>
9.00 a.m. on 14 April 2023 (Friday)	<p><u>Deadline to Submit Questions</u></p> <p>Deadline for Unitholders (including SRS investors) to submit questions in advance of the AGM. The Manager will publish the responses to those questions received in advance by the Friday, 14 April 2023 deadline, on PRIME’s website and on SGXNET by 9.00 a.m. on Friday, 21 April 2023.</p> <p>Unitholders (including SRS investors) can ask questions “live” at the AGM. They must be pre-registered and authenticated.</p>
5.00 p.m. on 17 April 2023 (Monday)	<p><u>SRS Investors</u></p> <p>Deadline for SRS investors who wish to appoint the Chairperson of the AGM as proxy to vote on their behalf at the AGM to approach their respective SRS Operators to submit their votes.</p>
9.00 a.m. on 23 April 2023 (Sunday)	<p><u>Deadline for Unitholders</u> to:</p> <ul style="list-style-type: none"> • Pre-register for the AGM (including SRS investors); and • Submit the Proxy Form.
12.00 p.m. on 25 April 2023 (Tuesday)	<p><u>Receive Confirmation Email</u></p> <p>Authenticated Unitholders (including SRS investors) who pre-registered for the “live” audio-and-visual webcast or the “live” audio-only stream of the AGM proceedings will receive an email confirming successful registration which will contain unique login credentials as well as instructions on how to access the “live” audio-visual webcast or “live” audio-only stream of the AGM proceedings (“Confirmation Email”).</p> <p>Unitholders (including SRS investors) who have pre-registered by the 23 April 2023 (Sunday) deadline but have not received the Confirmation Email by 12.00 p.m. on Tuesday, 25 April 2023 should immediately contact PRIME’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., via email at SRS.TeamD@boardroomlimited.com or via telephone at +65 6230 9580 or +65 6230 9586 (Mondays to Fridays, excluding Public Holidays, from 9.00 a.m. to 5.30 p.m.).</p>
9.00 a.m. on 26 April 2023 (Wednesday)	<p><u>Participation at the AGM</u></p> <p>Click on the link in the Confirmation Email and follow the instructions to access the “live” audio-visual webcast of the AGM proceedings and to ask questions and vote “live” at the AGM via the audio-visual webcast platform; or</p> <p>Call the telephone number in the Confirmation Email and follow the instructions to access the “live” audio-only stream of the AGM proceedings.</p>

9. **PRIME's Annual Report 2022 and other Documents.** PRIME's Annual Report for the financial year ended 31 December 2022, the Notice of AGM, Appendix to the Notice of AGM and Proxy Form have been published on SGXNet and PRIME's website at <http://primeusreit.com/>.
10. **Important reminder.** The Manager may be required to change its arrangements for the AGM at short notice. Unitholders should check at the URL <https://www.sgx.com/securities/company-announcements> or <http://primeusreit.com/> for the latest updates on the status of the AGM.

BY ORDER OF THE BOARD

Harmeet Singh Bedi
Chief Executive Officer

Prime US REIT Management Pte. Ltd.
(Company Registration No. 201825461R)
As Manager of Prime US REIT
4 April 2023

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The value of units in Prime US REIT (the “**Units**”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, DBS Trustee Limited (as trustee of Prime US REIT) or any of their affiliates.

An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units (“**Unitholder**”) have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (“**SGX-ST**”). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

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The past performance of Prime US REIT is not necessarily indicative of its future performance.